

**Minutes of the Planning Board of the  
Township Of Hanover  
FEBRUARY 11, 2020**

**1. Statement by Presiding Officer**

Chairman Eugene Pinadella called the Work Session Meeting to order at 7:00 PM in Conference Room “A” and The Open Public Meetings Act Statement was read into the record.

**2. Roll Call**

Acting Board Secretary, Gerardo Maceira took the Roll Call.

In attendance were Members: Deehan, De Nigris, Dobson, Ferramosca, Mayor Francioli, Glawe, Olsen and Chairman Pinadella.

Absent were Members: Byrne, Critchley, Monzo and Board Secretary Kimberly A. Bongiorno, LUA.

Also present were: Township Engineer Gerardo Maceira, P. E.  
Township Planner Blais Brancheau

**3. Resolutions**

1) **CASE NO.** 17-5-6-E1  
**APPLICANT** CELEBRITY ITALIANO AUTO GROUP, LLC  
**OWNER** WHIPPANY-110 REALTY, LLC  
**LOCATION:** 110 & 130 ROUTE 10 WEST  
WHIPPANY  
**BLOCK:** 6601 **LOTS:** 1 & 13.01 **ZONE:** IB

Applicant sought an extension of approvals for the preliminary and final site plan approval and variance relief in order to expand onsite parking lots and to provide for an internal interconnection between the two lots. Application was approved with amendments and conditions October 24, 2017. Extension of time granted for one year to December 19, 2020.

**Chairman Pinadella**

- Resolution to be amended to add “There will be no Parking and or unloading on Route 10” of any kind.

A motion to approve the resolution with amendment to add “that there will be no parking and or unloading of any kind on Route 10 was moved by Member Ferramosca and seconded by Member Glawe.



- Proposing self-storage units and provided the description of it, dimensions and specifics.
- Discussed the variances that would be needed.

### **Township Planner Blais Brancheau**

- Discussed the variances.

### **Board**

- Held an open discussion.

### **Member Ferramosca**

- Would like Mr. Maceira and the applicant to discuss with the Chief of Police the Driveway access for safety reasons.

### **David Schlüssel – Key Properties**

- Thanked them for their time.

### **6. Discussion - Review of Whippany Village, Winfield Properties Open Space – Anthony Facchino – Bowman Consulting**

### **Luke Pontier Attorney for the Applicant – Day Pitney LLP**

- Summarized the July 23, 2019 Approval and the August 23, 2019 Resolution.
- The “Open Space Plan design” is a condition of approval.

### **Donovan Hall – Bowman Consulting**

- There is separate application for Starbucks
- Presented the Open space Plan area, gave its location, measurements and explained the purpose of it.
- Describe the court yard area, it’s a multiuse space and gave specifics.

### **Member Glawe**

- Pavilion is nice but small, questioned its functionality.

### **Mayor Francioli**

- Questioned the lighting.
- Expressed his concerns with security, will there be a security service / plan?
- Questioned what are the marketing efforts?

### **Chairman Pinadella**

- Questioned the Shared parking with Starbucks, the railroad, the Church and the Bank.

### **Board – open discussion**

- Will there be Bathrooms for the Public.
- Questioned the width for the walkway.
- Requested crosswalks are prominent.
- Discussed the materials for the Pavilion.
- Board Members are in agreement with the open space amenities.

A motion to approve this application for Whippany Village - Open Space Plan was moved by Member Ferramosca and seconded by member Dobson.

Members Deehan, Dobson, Olsen, Glawe, De Nigris, Ferramosca, Mayor Francioli and Chairman Pinadella voted in favor of approving the application for Whippany Village - Open Space Plan.

### **7. Discussion – Non-Condensation Area In Need of Redevelopment Discussion Regarding 1515 Route 10 – Blais Brancheau**

#### **Township Planner Blais Brancheau**

- Discussed the study of the area in need of Redevelopment.
- A public hearing will be held.
- We have to update the “Area in need of redevelopment” before we can amend the “Redevelopment Plan” to include that additional property.
- Hearing date set for March 17<sup>th</sup>, 2020.

A motion to approve this “Non-Condensation Area In Need of Redevelopment Report” was moved by member Olsen and seconded by Mayor Francioli.

In voice all present voted in favor of approving this “Non-Condensation Area In Need of Redevelopment Report”

### **8. Discussion – Draft Zoning Ordinance – Creation of RM-5 Zone District (Existing Waterview Development) and Amendment of PU Zone District Regulations**

#### **Township Planner Blais Brancheau**

- Gave an overview on the creation of the “PU” zone.

- This was part of settlement.
- Explained what the ordinance does.

### **Mayor Francioli**

- Questioned if a “trail” could be made.
- Would it be protected of any kind of construction if this was a conservation easement?

### **Board**

- Held on open discussion.

### **Township Planner Blais Brancheau**

- Explained what this Ordinance would do.

### **Member Ferramosca**

- Emphasized the importance and reasons to protect the Waterview pond.

## **9. Other Business**

### **Township Planner Blais Brancheau - Morris County Municipal Planning Board Land Use Plan - Survey**

- Reviewed the “Morris County Municipal Planning Board Land Use Plan” and attached Survey.
- Requested to send Kim their responses.

### **Board**

- Agreed.

### **Township Planner Blais Brancheau - Shoprite**

- Revisit Shoprite – The Bank amendment site Plan resolution for clarification.

### **Board**

- Interpreted the resolution as granting phase approval.

### **Chairman Pinadella – Sign Variances vs. Sign Regulations**

- Decisions and ordinances need to be more consistent.

### **Board**

- Held an open discussion and went over Examples: Bayer, 2H LLC, the property on South Jefferson Rd, etc.

### **Mayor Francioli**

- Expressed dissatisfaction with the length of reports.

### **Board – Township Planner Blais Brancheau**

- Discussed the technical review meetings; emphasize more issues need to be addressed before hearings take place.
- Low quality of submissions creates prolonged cases.

## **10. Adjournment**

A motion to adjourn was made by Member Ferramosca and seconded by Mayor Francioli. All members present in favor of adjourning.

Meeting Adjourned at 8:55 PM

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KIMBERLY A. BONGIORNO, LUA.  
BOARD SECRETARY  
PLANNING BOARD  
TOWNSHIP OF HANOVER  
COUNTY OF MORRIS  
STATE OF NEW JERSEY